

MINUTES  
MANSFIELD INLAND WETLANDS AGENCY  
SPECIAL MEETING  
February 17, 2015  
Council Chamber, Audrey P. Beck Municipal Building

Members present: B. Chandy, R. Hall (7:11 p.m.), K. Holt, G. Lewis, P. Plante (7:04 p.m.), B. Pociask, K. Rawn, B. Ryan  
Members Absent: J. Goodwin (Chairman)  
Alternates present: V. Ward, S. Westa  
Alternates absent: P. Aho  
Staff present: Jennifer Kaufman, Inland Wetlands Agent;  
Linda Painter, Director of Planning and Development

Vice Chair Ryan called the meeting to order at 7:01 p.m., appointing Ward and Westa to act in the absence of Goodwin, Hall and Plante.

**Review of Minutes**

2-3-15 Regular Meeting Minutes – V. Ward MOVED and B. Chandy seconded, to approve the minutes of the 2-3-15 regular meeting as presented. MOTION PASSED UNANIMOUSLY with the exception of B. Pociask who was disqualified. Holt noted for the record that she had listened to the audio recording of the meeting.

**Communications**

There were no communications.

**Old Business**

**a. W1547 – Rossi, 212 Davis Road, Driveway Improvements and Septic System Repair**

Kaufman presented an overview of the proposed work and noted that she believed that there would be no significant impact to the wetland.

(Plante arrived at 7:04 p.m.)

K. Holt MOVED, B. Chandy seconded to grant an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to Marilyn Rossi/Ashburton homes (File #W1547) for septic system repair and driveway improvements on property owned by the applicants and located at 212 Davis Road as shown on plans dated 1/27/2015 and as described in application submissions.

This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned on the following provisions being met:

1. Appropriate erosion and sedimentation controls shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized;
2. The silt fence installed at the northerly end of the driveway shall remain until the site has been stabilized;
3. The applicants will maintain a vegetative buffer between the driveway and the wetland.

This approval is valid for five years (until February 17, 2020) unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED UNANIMOUSLY with the exception of Pociask, who was disqualified.

### **Public Hearing**

#### **W1545-Niarhakos, 101 East Road, 3-Lot Re-Subdivision**

The public hearing was opened at 7:07 p.m. Kaufman noted that the hearing was continued from January, at which time the official notice had been read. The applicants have requested that the hearing be continued and have provided an extension to the deadline for closing the hearing.

K. Holt MOVED, V. Ward seconded, to continue the public hearing on the 3-lot subdivision application of Christopher and Lindsey Niarhakos (File W1545), 101 East Road, Williams Heights Subdivision, to March 16, 2015 at 7:05 p.m. MOTION PASSED UNANIMOUSLY.

### **Old Business (continued)**

#### **b. W1424 – Uniglobe Investments LLC, 73 Meadowbrook Lane, Whispering Glen 50 Unit Apt.**

Kaufman provided an overview of the proposed development. Painter distributed a revised Site Plan and Erosion and Sedimentation Control plan submitted by the applicants via email on February 13, 2015.

(R. Hall arrived at 7:11 p.m.; Westa no longer seated.)

Mark Comeau, project architect, provided an overview of the changes made to the site plan and the increased setback from the tree line and top of slope as recommended by staff. He distributed copies of a revised architectural site plan and building elevations and answered questions from members and staff. Plante noted that the future sidewalk connection to Sunny Acres Park will require a wetlands license; that component of the project is not included in this application.

K. Holt MOVED, R. Hall seconded, to grant an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to Uniglobe Investment, LLC (File #W1424) for Modification of a 50 unit apartment complex on property owned by the applicants and located at 73 Meadowbrook Lane as shown on plans revised through 1/15/2015 and as described in application submissions.

This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned on the following provisions being met:

1. Appropriate erosion and sedimentation controls shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized;
2. Units 23 and 30 shall be relocated so that they are at least 20 feet from the edge of the tree line;
3. Silt fence shall be installed down gradient of the trail and sewer line construction; and

4. Prior to construction, the Inland Wetlands Agent shall approve a revised planting plan demonstrating that the slope will be adequately vegetated to prevent erosion and slow and filter runoff flowing into the wetland.

This approval is valid for five years (until February 17, 2020) unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED UNANIMOUSLY.

**c. W1545 – Niarhakos, 101 East Road, 3-Lot Re-Subdivision**

Tabled due to continuation of public hearing.

**New Business**

**a. Cancellation of March 2, 2015 meeting**

R. Hall MOVED, K. Holt seconded, to cancel the March 2, 2015, regularly scheduled Inland Wetlands Agency meeting, and to schedule a special meeting for Monday, March 16, 2015 at 7 p.m. MOTION PASSED UNANIMOUSLY.

**Reports from Officers and Committees**

No reports.

**Other Communications and Bills:** No comments offered.

**Adjournment:** The Vice-Chair declared the meeting adjourned at 7:25 p.m.

Respectfully submitted,  
K. Holt, Secretary